



State of the Pueblo

Jean Paine, President

As a follow up to the letter you recently received, it seems appropriate to discuss the three ways CP could use to raise money to pay for expected and unexpected expenses. The three methods to raise necessary funding are 1) raise dues and put a budgeted amount into the Reserve Fund each year 2) assess each home owner a specific amount 3) get a loan from a bank or other appropriate source.

Let's look at each of these methods:

1. If dues are raised it provides a year to year constant source of money to add to the Reserve Fund. You know what is coming into the budget and can plan for updates to our assets, provide money for unexpected expenses, and be fiscally sound. The home owner knows what they need to plan for each year and when the dues need to be paid.
2. Assessing each home owner to cover major expenses makes it difficult to plan for events and means a home owner may get hit with a unexpected and possibly large bill. Assessments also could mean needed work will be delayed until the association has the necessary funding.
3. Getting a loan takes time to complete and the costs associated with a loan can be expensive. We would have to pay interest on the amount borrowed and the cost of the loan would need to be added to our budget until paid off.

Our wonderful Pueblo needs constant care for it to remain the great place it is, and I for one look forward to enjoying it for many years. If you have any questions or thoughts, please do not hesitate to contact me or one of my fellow Board members.

I hope to see at our upcoming holiday party.

Neighborhood News

Dear Catalina Pueblo Neighbors:

Last year Dan and I discovered that the gas line leading to our house was slowly leaking. For us, the cost of digging up and replacing the line was prohibitive, and so our solution was to switch to the use of electricity for all our needs. Before they left our community, our neighbors the Pintos also discovered a leaking gas line. In their case, the cost of digging up the sidewalk and replacing the line was less expensive, and so they pursued that course of action. I am writing now to alert all of our neighbors that the gas lines in our community are aging, and we may have increasing safety issues in the future. It is prudent for everyone to be aware of these concerns and know how to take precautions. A safety checklist follows here, with phone numbers to call in case you smell any gas leaks. Be aware that sometimes the smell is very subtle and almost undetectable--but please act on it anyway.

Your neighbor,
Annette Kolodny

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natural gas
SAFETY
wherever you are

SOUTHWEST GAS

Natural gas lines can be buried anywhere. So it's important to know how to recognize and respond to a natural gas leak...no matter where you are.

A leak may be present if you:

SMELL: An odor similar to rotten eggs, even if it's faint or momentary.

HEAR: A hissing or roaring sound coming from the ground, above-ground piping, or gas appliance.

SEE: Dirt or water blowing into the air, unexplained dead or dying grass or vegetation, or standing water continuously bubbling.

If you suspect a leak:

- Leave the area immediately.
- From a safe place, call 911 and Southwest Gas at 1-877-860-6020, day or night, whether you're a customer or not. A Southwest Gas representative will be there as soon as possible.
- Don't smoke or use matches or lighters.
- Don't turn on or off any electrical switches, thermostats, or appliance controls, or do anything that could cause a spark.
- Don't start or stop an engine, or use automated doors.

For more information about natural gas safety, visit swegas.com/safety or call 1-877-860-6020.

HOLIDAY CHEER!




*Please join your friends and neighbors
for the 2014 Catalina Pueblo*

HOLIDAY PARTY




Sunday, December 7

6:00 until 8:00pm

At the home of our gracious hosts

*Nancy Meister & Jay Book
6322 North Calle del Caballo*




NOTE:

The date for the party has changed. Please make a note on your calendar.

REMEMBER:

The Association and some neighbors will provide appetizers, cheese and crackers, two main courses (meat and fish), side dishes, rolls, wine and soft drinks.

If you have a specific beverage of choice, you may bring that along.

Anyone wishing to add to the fun can bring a dessert.

Be kind to your neighbors and leave the driveway open for our friends with handicap plates.

Finally, bring a coat if you wish to enjoy the patio.

Garden Gallimaufry

Mark Sammons

Mark J. Sammons
cookfarm@comcast.net
615-6019

DECEMBER GARDEN CHORES:

Watch for frost
Cover tips of tender
cacti with styrofoam
cups

Cover aloes, citrus,
etc. when temps drop
below 28°F

Reduce watering desert
plants to monthly
Water wildflower seed-
lings weekly

Plant bare-root and de-
ciduous shrubs & trees

Set out winter veggies,
flowers, herbs

Test citrus for ripeness
and harvest when ready
Clean up plant leaves
and litter

Don't prune, except to
remove mistletoe

So... what are those odd tart things that dapple salmon canapés at holiday parties? We all know they are capers, but... just what on earth are they?

Capers are the pickled flower buds of a mediterranean plant, *Caparis spinosa*. The larger type – marketed as caper berries – are the pickled fruit that follows the blossoms.

We first saw capers growing from a stone wall on a back lane in the Tuscan hill town of Montalcino, more famous for its costly Brunello wines. Since then we have noticed capers all over Italy and Provence.

Judging from this and their frequent appearance in Mediterranean cuisine, we assumed the plants are native to the north Mediterranean. But capers grow wild in an immense swath stretching across both the European and African Mediterranean, the Middle East, southward down the east coast of Africa to Madagascar and eastward to south Asia all the way up to the foothills of the Himalayas, southeast Asia, Australia and some Pacific Islands. This vast spread obscures their place of origin and by what routes they spread. There are no clues to whether they made their transcontinental journey on their own or were introduced from place to place by humans.

Capers form a small shrub, with fleshy ovoid leaves suited to the broiling heat of those regions, and they flourish even in fierce reflected light. They have somewhat fleshy finger-like roots that help them endure dry summers. They seem to



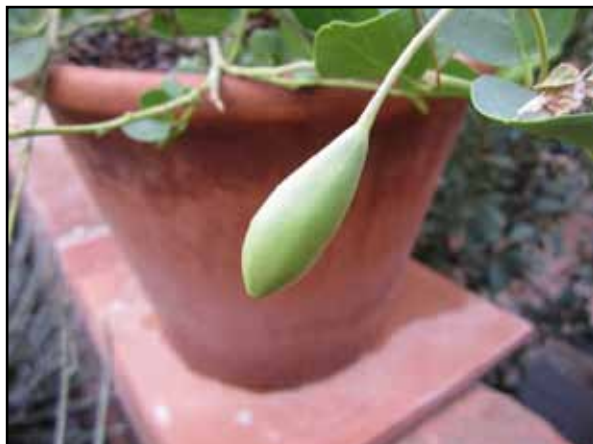
prefer alkaline soils. Thanks to some nitrogen-fixing bacteria associated with their roots, capers can grow in extremely poor soil. In cold winters, they are deciduous.

Unfortunately they thrive even in the mortar seams of historic buildings, so caretakers of ancient temples, castles and cathedrals have to keep after them.

For such a tough plant, they have remarkably elegant and airy blossoms.

When the flower buds or berries are picked in salt, or salt and vinegar, naturally-occurring glucocapparin – mustard oil – is released, heightening their flavor. By themselves, they taste a little harsh, but combined with other foods, especially unctuous ones, capers add a nice spark. If you've ever made tartar sauce from scratch, you'll know they are the ingredient that provides the faint green speckles. Perhaps you've tried a caper berry as an alternative to an olive in your martini. We are fond of them tumbled with herbs and olive oil for a too-tired-to-cook pasta sauce. See this month's recipe for their use in Salade Niçoise.

Inspired by unadulterated sentimentality, David procured a couple of caper roots for me (from California). I grow them as a curiosity alongside my Mediterranean herbs. I potted them up in terra cotta pots that will breathe, in commercial cactus-and-palm soil that will drain, and mulched them with a thick layer of gravel. I water them weekly in winter, twice weekly spring through autumn. They remain small, occasionally lose a sprig to drought, they flower occasionally, but have scarcely produced a berries. We grow them for the novelty. What gardener doesn't enjoy a challenge?



Photos & Text
by Mark Sammons

For native plant
recommendations,
see:
<http://www.catalinapueblo.com/suggested-plant-list.html>

pueblorecipes

recipes collected and edited by david scott allen • december 2014



Salade Niçoise

Warm autumn days give way to magical dining in our courtyards. Salade Niçoise is the perfect choice.

1 head leaf lettuce, washed and dried
2 6.5-ounce cans tuna packed in olive oil
½ pound green beans, blanched and chilled
12 new potatoes, cooked whole and chilled
24 grape tomatoes
4 hard boiled eggs, quartered
24 kalamata olives, pitted
4 teaspoons capers

4 basil leaves, cut in chiffonade
2 tablespoons chopped parsley
8 anchovy filets
2 tablespoons lemon juice
3 tablespoons extra virgin olive oil
1½ teaspoons Dijon mustard
salt and freshly ground pepper

Arrange lettuce leaves on 4 dinner plates. Divide the tuna into 4 portions and place on one side of each plate. Arrange the green beans, potatoes (halved or quartered), grape tomatoes (halved, if desired), hard-boiled eggs and olives around the tuna, then sprinkle with capers, basil and parsley. Top with 2 anchovy filets per salad. Whisk together the olive oil, lemon juice, mustard, salt and pepper. Drizzle over the salad and serve.

Serves 4.

What to Drink with Salade Niçoise?

When the days are warm - and even when they get a bit chilly - I really love to serve Provençal food with a nice, crisp rosé. Total Wine, BevMo, AJ's, Whole Foods, and Trader Joe all have rosés at reasonable prices.

Adobe

Armando Pacheco
520-302-0711 (cell)
Recommended by Aldine von Isser & Hal Grieve

Auto Maintenance

Kurt Tomson - Mechanic
940-7285 (works on all types of vehicles)
Recommended by Joe & Sandra Thompson

Jim Davis - Alignment

Double D Alignment - 632-4842
Recommended by Joe & Sandra Thompson

Carpet Cleaning

Naturally Fresh - Bob Cady 760-6630
Recommended by Connie Church

Boys Chemdry 760-2244
Recommended by Caryl Daugherty

Custom Cabinets

Rene Menard Woodworks Custom Cabinets
400-5530 or Nogales #287-8643
Recommended by Marianne Van Zyll

Custom Concrete Work

Cherry Enterprises - David Cherry
343-0068
Recommended by Jeff & Judy Mott

Computer Repair

Desert Sky Technology - 797-7479
Recommended by Jeff & Judy Mott and Frank & Pamela Bangs

Dogs

Patty Monson (Dog Walker) 572-1467
Camalot Canine Resort (Boarding) 742-6279
Recommended by Walter Gaby

Drywall & Painting

Ruben Duran 275-5532
Recommended by Jeff & Judy Mott

Electrician

Phil Clouch - 520-390-0471
Recommended by Jeff & Judy Mott
Frank Tentschert 577-4987 & 907-5990
Recommended by Jo Ann Marcus

Exterminators

Northwest Exterminating 888-4308
Recommended by Sherry Henderson

Handiman

Dallas Davis 403-1356
Recommended by Gisele Nelson
John Landers 609-2530
Recommended by John & Pat Cain
Robert Cross 390-2623
Recommended by Marianne Van Zyll
Shawn Henderson 745-2169
Recommended by Nan Milburn
Cary McKeever 241-0810
Recommended by Lew & Caryl Daugherty

Heating & Cooling

Hamstra Heating & Cooling - Wes Adams
629-9833 ext. 317
Recommended by Nancy Milburn

House Cleaning Services

Levinia 406-5630 & Pamela 282-9096
Recommended by Jo Ann Marcus & Connie Church
Maria Josefina Leon 339-0646
Recommended by Gisele Nelson & Sandra Nelson-Winkler
Trini Baker (Spanish Speaker)
Call Joe (820-8364) as her English is limited
Recommended by Joe & Sandy Thompson

Landscaping/Gardeners**Beautiful Spaces**

Jude DiMeglio Trang 360-4282
Recommended by Nancy Milburn

Blue Agave Landscape & Lighting Design

Dean Alexander 325-4242
Recommended by David Scott Allen & Mark Sammons
Margaret L. Joplin 623-8068 or 271-6585(c)
Design & Installation
Recommended by Paul Maxon

Francisco Enriquez 405-8527

Recommended by Jo Ann Marcus & Gisele Nelson
Pots: The Mexican Garden, Marta Avila
2901 N. Oracle 624-4772
Recommended by Jo Ann Marcus

Locksmith

Gordon Remington - Key One Locksmith
520-327-3432
Recommended by Bill & Lee Strang

Manicure/Pedicure, Gels & Silks

Victoria at Mauricio Fregoso Salon 795-3384
Recommended by Connie Church

Massage Therapy

Ginger Castle - 520-977-9938
Recommended by Gisele Nelson

Plumber

David Solis 990-5437
dependableplumbingservices@gmail.com
Recommended by Cherry Rosenberg

Jerry Walker, Walkers Plumbing 888-7337
Recommended by Russ Carden

Remodels & General Construction

Jim & Bob Dennison Home Repairs 323-6843
Recommended by Gisele Nelson
Ted Vasquez 241-9799
Recommended by Bill & Cassandra Ridlinghafer
Ron Landis 743-4892 rlandis55@yahoo.com
Recommended by Nancy Milburn & Ellen Siever

Roofing

Alan Bradley Roofing - 885-3571
Recommended by Jo Ann Marcus

Window Cleaning

Doug & Deb Lockett 584-8419
Recommended by Caryl Daugherty

Treasurer Report

Bill Strang, Treasurer

Catalina Pueblo Association
Statements of Cash Flows and Budget
October 2014

	2014 YTD Actual	2014 Annual Budget	Budget YTD Remaining
Income:			
Association Dues	\$ 54,654.63	\$ 54,000.00	\$ (654.63)
Interest Income	10.27	9.00	(1.27)
2014 Title Transfer Fees	3,200.00	1,600.00	
2013 Title Transfer Fees	800.00	800.00	-
	<hr/>	<hr/>	<hr/>
TOTAL INCOME	\$ 58,664.90	\$ 56,409.00	\$ (655.90)
Expenses:			
Administrative:			
Postage/Printing/Misc/Taxes	\$ 1,174.73	\$ 1,600.00	\$ 425.27
Reserve Study	\$ 1,920.00		\$ (1,920.00)
Insurance		2,000.00	2,000.00
Subtotal	\$ 3,094.73	\$ 3,600.00	\$ 505.27
Neighborhood Infrastructure:			
Landscaping	\$ 6,500.43	\$ 6,600.00	\$ 99.57
Contingencies		3,000.00	3,000.00
Roads & Drainage	694.44	1,200.00	505.56
Security & Lightbulbs	217.20	1,000.00	782.80
Subtotal	\$ 7,412.07	\$ 11,800.00	\$ 4,387.93
Neighborhood Social Activities:			
	\$ 1,558.63	\$ 2,000.00	\$ 441.37
Less social expense reimbursement	\$ (883.00)		883.00
Subtotal	\$ 675.63	\$ 2,000.00	\$ 1,324.37
Recreational - Pools:			
Routine Services/Chemicals	\$ 5,203.58	\$ 8,000.00	\$ 2,796.42
Pool Repairs	3,109.15	5,000.00	1,890.85
Southwest Gas - Adelita	6,860.04	8,000.00	1,139.96
Tucson Electric - Primarily Minera	6,861.84	9,000.00	2,138.16
City of Tucson Water	1,612.04	2,300.00	687.96
Housekeeping	1,551.00	1,500.00	(51.00)
Other (permits/termites/furniture)	2,050.85	1,500.00	(550.85)
Subtotal	\$ 27,248.50	\$ 35,300.00	\$ 8,051.50
TOTAL EXPENSES	\$ 38,430.93	\$ 52,700.00	
REMAINING BUDGET			\$ 14,269.07
<hr/>			
Net Cash Flow	20,233.97		
Interest Income on Reserve	(10.27)		
Net Cash Flow from Operations	20,223.70		
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2014 Checking and Reserve Funds			
	Checking	Reserve	Total
Balance 1/1/2014	9,913.68	20,380.75	30,294.43
2013 Carryover added to Reserve	(9,301.68)	9,301.68	-
Total net Cash Flow	20,223.70	10.27	20,233.97
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Balance 10/31/2014	\$ 20,835.70	\$ 29,692.70	\$ 50,528.40

Pool Chairman John Trang

Several items required attention during the past few months.

The Adelita pool has a new pump for the main pool, a repaired gas line to the pool and spa heaters, recent treatment for termites in the bathroom building, a new therapy pool blanket, and a new clock ... enjoy!

Both the Caballo and Minera pools have been transitioned to our winter maintenance schedule and the respective heaters have been turned off for the winter - these pools are still open but not heated.

Special thanks to all residents using the pools for keeping us informed when anything needs attention.

Vice President Carol Sinclair

Last month I resigned from light bulb duty and asked for someone in the community to take over the responsibility. There was one willing person who is ready to take on two winter months. We are appreciative and accept.


We very much need someone to take on the job on a year round basis. It does not take much time. It involves driving around the community after dark and identifying the burnt out bulbs and replacing them. This is easy in the winter months but needs to be done after 9:00 pm in the summer.

If you are willing to donate your time to our community in this way, please email or call me. I am happy to go with you on your first trip to show you what needs to be done.

carol.sinclair@mindspring.com
520-591-2600 cell

Arizona Office
4733 E. Firestone Drive
Chandler, AZ 85249


Phone (480) 361-5340
(800) 393-7903
Fax (480) 634-4616
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Reserve Studies for Community Associations

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“Full” Reserve Study




Catalina Pueblo HOA

Tucson, Arizona

Report #: 26870-0
For Period Beginning: January 1, 2015
Expires: December 31, 2015

Date Prepared: June 26, 2014



The Reserve Study in full (66 pages) has been posted on our website:
catalinapueblo.com

2014 Board of Directors

Jean Paine — *President*

Carol Sinclair — *Vice President*

Connie Church — *Secretary*

Bill Strang — *Treasurer*

Dan Peters — *Social & Membership*

Pat Wagner — *Landscape & Architecture*

John Trang — *Pools*

Please contact the board via email:
CatalinaPuebloBoard@gmail.com

Board Meeting Agenda December 8, 2014 5:30 @ Jean's

Call to Order

Approval of November minutes

Committee & Officer's Reports

Old Business

New Business
2015 Annual Meeting/Nominations

Adjournment

The agenda will be published each month in the Chronicle. Only items on the agenda will receive board action unless there is an emergency. By publishing the agenda in advance, we seek member comment on pending issues. Comment can be sent to our board email address, in writing to the secretary or you may choose to appear at the meeting, space available. To request items to be placed on the agenda, use the same addresses.

Upcoming
Meetings 5:30

Board Meeting:
January 12

Annual Meeting:
January 20

The Board may at any time go into executive session to consider legal or other permitted matters.

Committees:

Lease Implementation Committee

Lee Strang
David Holter
Aldine von Isser
John Trang
Carol Sinclair
Dan Peters
Connie Church

Long Term Planning Committee

Dick Provencher
JoAnn Marcus
John Cain
Pat Wagner
Bill Strang
Jean Paine

Landscape/Architecture:

Pat Wagner, Chair
JoAnn Marcus
Mark Sammons
Jude Trang

Javelina Express:

Marti Greason
Cherry Rosenberg
Marianne Van Zyll
Cassandra Wry Ridlinghafer

Light Bulbs:

Carol Sinclair
Jean Paine

Pools: John Trang, Chair

Sherri Henderson
Marti Greason
Terry Temple
Jeff Mott

Directory:

Jo Ann Marcus, Updates/Proofing
David Scott Allen, Cover & Photos
Connie Church, Layout & Design

Newsletter:

PuebloRecipes:
David Scott Allen

Garden Gallimaufry:
Mark Sammons

Editor: Connie Church

Web site: www.catalinapueblo.com

Connie Church

Our website, www.catalinapueblo.com, has all our Catalina Pueblo information including our CC&Rs, complete Rules, past minutes, past newsletters, plant lists, remodel forms, HOA information and more.